

This instrument was prepared by:
Shelly Moss
Shelly Moss, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Jason H. Weathers
218 Lee's Cove
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY)

Inst # 2001-28655

KNOW ALL MEN BY THESE PRESENTS

07/10/2001-28655
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.50

That in consideration of **One Hundred Thirty-nine Thousand Five Hundred and 00/100 Dollars (\$139,500.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

George Scott Berg, a married man

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Jason H. Weathers and Ansley F. Weathers

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 16, according to the Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Probate Office of Shelby County, Alabama.

\$132,050.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2001 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The property herein conveyed is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 26 day of June, 2001.

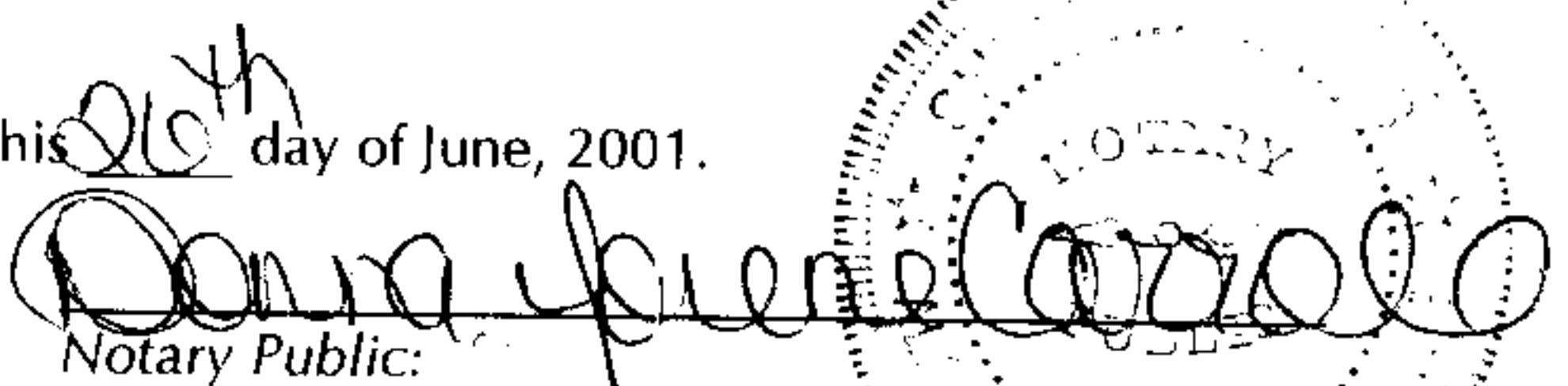
BY:  (Seal)
George Scott Berg

Florida
STATE OF ~~ALABAMA~~)
:
JEFFERSON COUNTY)
~~Chalobosa County~~

I, the undersigned Notary Public in and for said County, in said State, hereby certify that George Scott Berg, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, 2001.

 Donna Lorene Carroll
Commission # CC 787275
Expires NOV. 1, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.


Notary Public:
My Commission Expires:
